161.0	0004	0006.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	774,400 /	774,400
					USE VALUE:	774,400 /	774,400
					ASSESSED:	774,400 /	774,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		PROSPECT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEMAS MARK T--ETAL
Owner 2:	DEMAS MARIA S PROCOPIO
Owner 3:	
Street 1:	36 PROSPECT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,729 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1960, having primarily Wood Shingle Exterior and 2356 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7729.000	309,000	9,100	456,300	774,400
Total Card	0.177	309,000	9,100	456,300	774,400
Total Parcel	0.177	309,000	9,100	456,300	774,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 328.69 | /Parcel: 328.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 161.0-0004-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	309,000	9100	7,729.	456,300	774,400	774,400	Year End Roll	12/18/2019
2019	101	FV	293,600	9600	7,729.	456,300	759,500	759,500	Year End Roll	1/3/2019
2018	101	FV	293,600	9600	7,729.	404,200	707,400	707,400	Year End Roll	12/20/2017
2017	101	FV	293,600	9600	7,729.	339,000	642,200	642,200	Year End Roll	1/3/2017
2016	101	FV	293,600	9600	7,729.	339,000	642,200	642,200	Year End	1/4/2016
2015	101	FV	246,100	10000	7,729.	293,300	549,400	549,400	Year End Roll	12/11/2014
2014	101	FV	246,100	10000	7,729.	283,600	539,700	539,700	Year End Roll	12/16/2013
2013	101	FV	246,100	10000	7,729.	269,900	526,000	526,000		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12612

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15832-002		10/1/1984		140,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2011	544	Redo Bat	19,400					REDO 2 BATHS
10/22/2009	1030	New Wind	13,000					
6/24/2004	558	Manual	4,381					replace a slider

ACTIVITY INFORMATION

Date	Result	By	Name
6/5/2018	Meas/Inspect	BS	Barbara S
1/5/2009	Meas/Inspect	336	PATRIOT
11/23/1999	Meas/Inspect	263	PATRIOT
7/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7729		Sq. Ft.	Site		0	70.	0.84	8									456,310						456,300	

Total AC/HA: 0.17743 | Total SF/SM: 7729 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 456,310 | Spl Credit | Total: 456,300

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 107663
GIS Ref:
GIS Ref:
Insp Date: 06/05/18

!12612!

PRINT

Date	Time
12/11/20	02:41:07

LAST REV

Date	Time
06/28/18	18:09:14

mmcmakin

USER DEFINED

Prior Id # 1:	107663
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PURPLE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98980004
Adj $ / SQ:	126.942
Other Features:	111327
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	379558
Depreciation:	70598
Depreciated Total:	308960

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

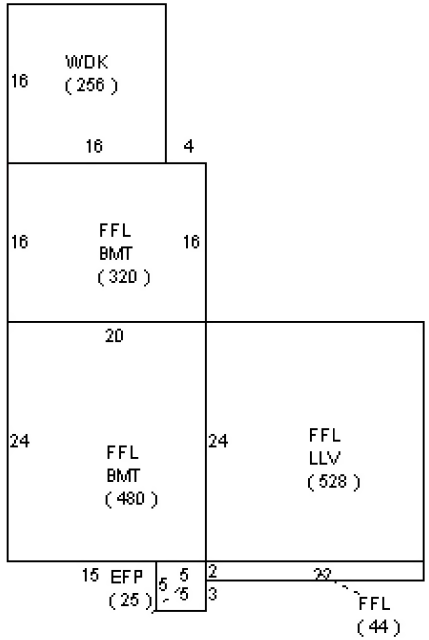
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	126.94
Special Features:	0	Val/Su Net:	103.66
Final Total:	309000	Val/Su SzAd	225.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,372	126.940	174,164
BMT	Basement	800	60.360	48,289
LLV	Lower Level	528	78.550	41,472
WDK	Deck	256	9.810	2,510
EFP	Enclos Porch	25	71.860	1,796

Net Sketched Area:	2,981			Total:	268,231
Size Ad	1372	Gross Are	2981	FinArea	2356

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	A	
LLV	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 161.0-0004-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
8	Pool A-O	D	Y	1	14X28	A	AV	1970	38.30	T	39.2	101			9,100			9,100
1	Metal Shed	D	Y	1	6X8	A	FR	1965	0.00	T	51	101						

More:	N	Total Yard Items:	9,100	Total Special Featues:		Total:	9,100